

**City of Milpitas
Library Subcommittee Meeting
City Hall Committee Conference Room
Meeting Notes
Tuesday, November 28, 2006**

MEETING MINUTES

1. Flag Salute: Mayor Esteves led the Committee in the Pledge of Allegiance.

2. Call to Order Mayor Esteves called the meeting to order at 5:32 p.m.

Attendance: *City Council:* Mayor Jose Esteves,
Councilmember Livengood
Staff: Mark Rogge, Greg Armendariz, Donna Biles
County Library: Linda Arbaugh, Sara Flowers
Group 4
Architecture: David Sturges

3. Public Forum (remarks limited to 3 minutes):

None

4. Announcements:

None

5. Approval of Agenda:

The agenda was approved by consensus.

6. Approval of Minutes – September 26 and October 24, 2006

The minutes were approved by consensus.

7. Progress Reports:

Library

Mark Rogge inquired if the December meeting could be scheduled for Wednesday, December 13, 2006, as the bid opening will take place on that day. The Subcommittee approved the date.

Mark reviewed the Library construction schedule:

- December 13, 2006 Revised Bid Opening Date
- December 19, 2006 City Council Awards Contract
- January 2007 Begin Construction
- September 2008 Substantial Completion
- Oct-Nov 2008 FF&E, Move-in, Punch List
- November 2008 Completed Construction
- December 2008 Dedication Ceremony

He reviewed the expenditures to date and the cost plan. He stated the Base Bid Schedule contains five items:

1. Library Building & Sitework (charged to Library, project 8162)
2. Site Work & Streetscape (charged to N. Main Streetscape, project 8165)
3. Garage Modifications (charged to Garage, project 8161)
4. Abatement at Existing Buildings (charged to Site Prep, project 8154)
5. Metal Shelving (charged to library FF&E, project 8162)

He stated the Council could use part of the \$2.3M bid contingency, if bids come in favorably, on add alternates, and presented examples of how the funds could be applied. David Sturges, of Group 4 Architecture, reviewed each of the add alternates and prioritization in detail. Add Alternates include: stepped up floor at South Tower, photovoltaics in South Tower glazing, enhanced electrical for plaza events, additional internal wood slat ceilings, fabric-wrapped acoustical ceiling in classrooms, auditorium acoustic fabric ceiling, and drive-up book drop canopy.

Councilmember Livengood stated the Subcommittee should not make any decisions on alternate prioritization. Council should make the decision with recommendations from staff. Mr. Rogge stated that the basis of award would be on the first five Base Bid items, excluding any add alternates. The bid instructions allow the City/Agency to announce alternates that would be included in the sum to determine the lowest bidder. These items could also be added after bidding, provided that it did not change who the lowest bidder was. Staff will make recommendations after bid opening to the Subcommittee and to the Council for future approval.

Mr. Rogge reviewed the library bid package and reported two more contractors will not be bidding, leaving 4 qualified general contractors to bid. He noted there are 55 subcontractors -materials suppliers who have purchased bid sets so far.

He reviewed the FF&E budget of \$2.8 Million, noting that the County Library will also provide fixtures and equipment, such as telephone, card catalogue, automated book sorting, and book security systems, estimated at about \$2 million.

Mr. Rogge reviewed the Group 4 Amendment for Construction Services during the two-year construction period and one-year warranty period, that totals \$1,190,000. Councilmember Livengood inquired why this was not part of their original contract and where the funding is on the cost plan. Mr. Rogge explained that the original contract included a basic scope for future Construction Services that would be added as an amendment after the design was complete. This allows the construction services scope and fee to reflect the actual design. In this case additional services such as: geotechnical, new Title 24 energy efficiency requirements, commissioning of major operational systems, as-built plans, and warranty review were added to the scope, based on the specific design.

These construction services items were included in the cost plan, as several line items. The expected cost of these construction services items were included in the \$6.7 million budget described on the Library Cost Plan as “Arch./Eng. Fees/CM/Testing/Inspect”. This category includes: the design and construction services by Group 4; preliminary geotechnical and historical work; Construction Management by CSI, Special Testing and

Inspection; and the City Building Permit review and inspection fees. The only items that are not yet under contract are the Group 4 Construction Services amendment and a new contract for Special Testing and Inspection, which is budgeted and out for proposals.

Midtown East Garage

Mr. Rogge reviewed the parking garage construction schedule. He noted that the garage would be inspected and videotaped prior to turning it over to the Library contractor.

- August 2006 Devcon begins construction
- August 2007 Devcon completes construction
- September 2007 Garage added to Library site
- Sept-Nov 2008 FF&E, Move-in, Graphics
- November 2008 Complete internal construction
- December 2008 Dedication Ceremony

He further reviewed the garage expenditures to date and the garage cost plan. Mr. Rogge reported that staff anticipates the need for a change order for disposal of contaminated soil, removed for the garage foundations, in the range of \$50,000. Although it was cost effective and appropriate to encapsulate contaminated soil under the parking garage slab, rather than removing and replacing it all, the soil excavated for pile caps and tie beam must be disposed of off site. This cost would normally have come from the site prep project, but there is sufficient construction contingency in the garage project to cover this cost.

North Main Street Streetscape

Mr. Rogge reviewed the design including the passenger drop-off and pick-up zones at the library entry, loading zones at Senior Housing, and bus stops at the Health Center, Library and Senior Housing.

He further reviewed the schedule to complete the section at Senior Housing and Library by December 2007, complete remaining area by November 2008, complete section affecting Health Center by opening, and allow time for the grant process.

8. Other Business:

Greg Armendariz distributed a memo to Mayor Esteves and Councilmember Livengood regarding a report on Apton Plaza that covered land exchanges between the City and developer, hazardous material abatement, plan review milestones, and current status.

9. Set Next Meeting Date: Wednesday, December 13, 2006, at 5:30PM

10. Adjournment

The meeting was adjourned at 6:28 p.m.